



HOLLOWAY
ILIFFE &
MITCHELL

Modern offices close to Waterlooville town centre

The Briars Business Park
Waterberry Drive
Waterlooville
PO7 7YH

1,220 – 2,691 SQ FT
SUITES

TO LET



Location

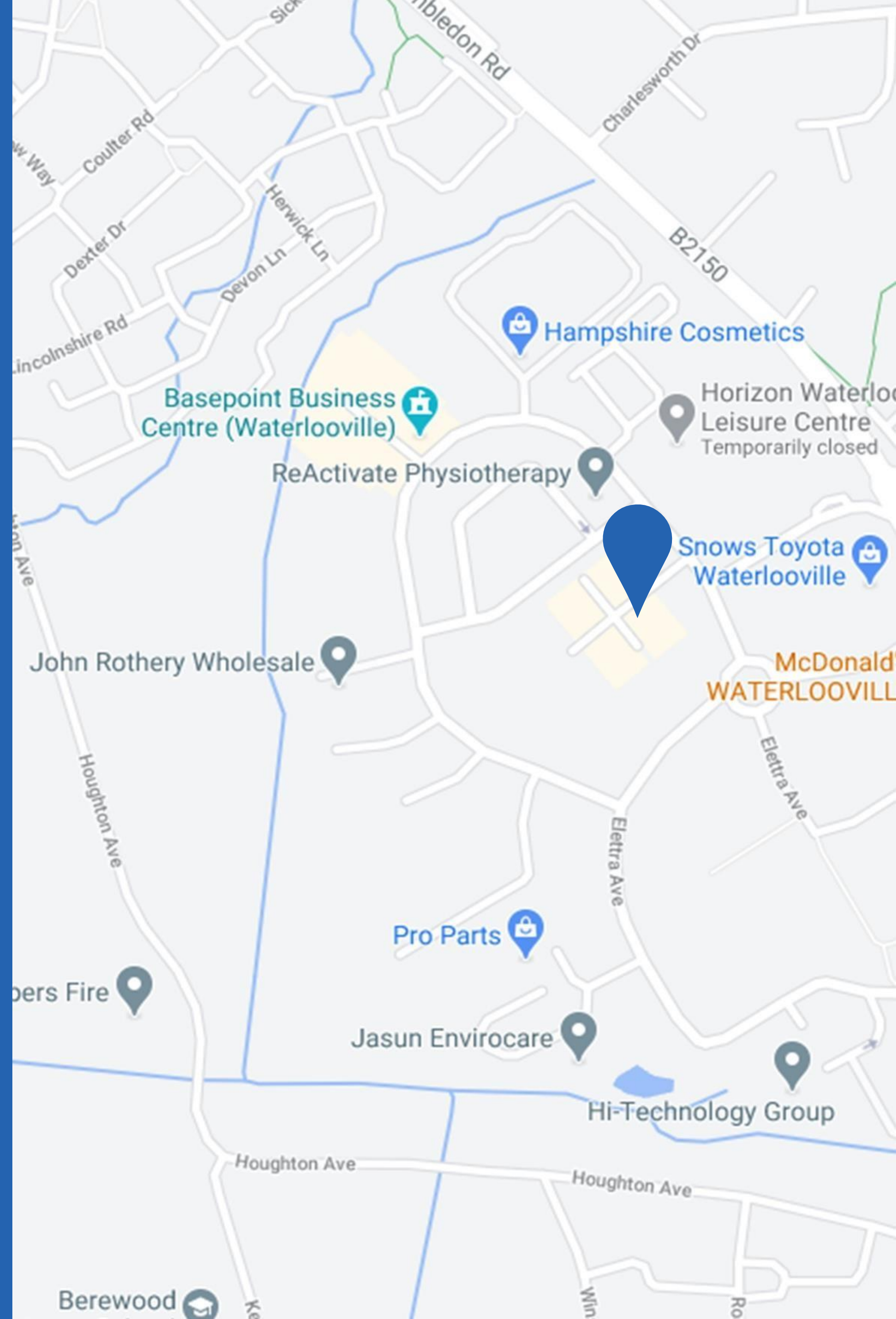
The Briars Business Park is located approximately half a mile north west of Waterlooville town centre and approximately 1.5 miles from the A3(M), which in turn provides direct access to the M27.

The local road network provides convenient access to London, Guildford, Chichester, Portsmouth and Southampton. The development is well served by public transport with a number of bus stops within walking distance. A 'Little Acorns' child care day nursery and Horizon Leisure Centre is situated opposite the development. Nearby amenities include Marks & Spencer Food, Sainsburys, McDonalds, Costa Coffee and Lidl.

The Park

The Briars is a high quality office development located in Waterlooville's primary business district and is accessed via Waterberry Drive. The park features 14 office buildings situated in an attractive landscaped environment with on site parking provision.

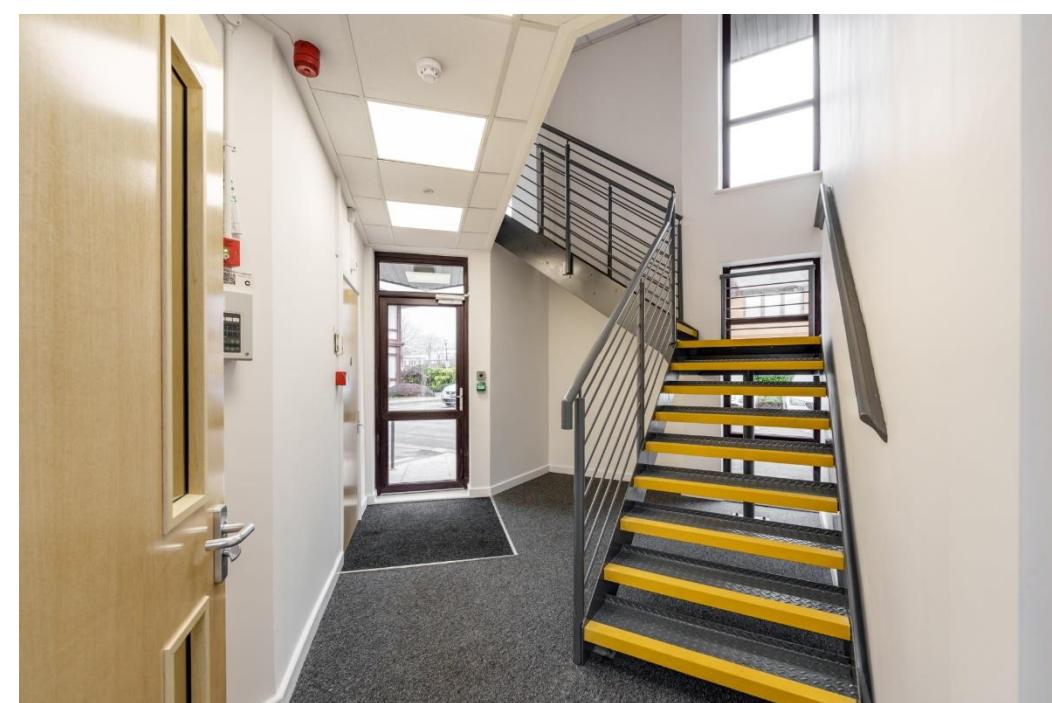
Each building provides modern, principally open plan office accommodation over ground and first floors. Further details available on request.



3 The Briars – New Build – Completed

1,313 sq. ft. (122 sq. m) / 2,691 sq. ft. (250 sq. m)

3 The Briars comprises a brand new two storey office building providing open plan modern office accommodation. The property benefits from its own private entrance with toilets and kitchen facilities. The offices have suspended ceilings, perimeter trunking, LED lighting air conditioning/ heating, fibre broadband installation, a three phase electrical supply and a total of 17 allocated parking spaces. From 1,313 sq. ft. (122 sq. m). Total floor area, 2,691 sq. ft. (250 sq. m)



Terms

The office is available to let on terms to be agreed at a commencing rent of £45,500 per annum exclusive.

Alternatively, the ground floor and first floor are available to let individually on terms to be agreed at rents of £24,000 pax and £25,000 pax respectively.

Business Rates

To be assessed.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees. Additionally, building insurance is also payable.

EPC

To be assessed.

[VIEW ON WEBSITE](#)

6b The Briars

1,220 sq. ft. (113 sq. m)

6b The Briars comprises a modern refurbished, principally open plan first floor office suite. The office benefits from suspended ceilings with recessed LED lighting, data trunking a kitchenette and shared toilets. The offices have 7 allocated car parking spaces. The suite measures 1,200 sq. ft. (113 sq. m).



*RENT FREE INCENTIVE

Terms

The office is available to let on terms to be agreed at a commencing rent of £17,000 per annum exclusive. A rent free incentive is available subject to satisfactory terms being agreed.

Business Rates

Rateable Value: £14,250. You are advised to confirm the rates payable with the local council before making a commitment to lease.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees. Additionally, building insurance is also payable.

EPC

C (55)

[VIEW ON WEBSITE](#)

Suite E, 5 The Briars

651 sq. ft. (60.5 sq. m)

Suite E comprises a modern open plan first floor office suite. The office benefits from suspended ceilings incorporating recessed lighting, a shared kitchenette and shared toilets facilities. The offices have 3 allocated car parking spaces. The suite measures 651 sq. ft. (60.5 sq. m).



Terms

The office is available to let on terms to be agreed at a commencing rent of £10,000 per annum exclusive.

Business Rates

Rateable Value: £8,800. You are advised to confirm the rates payable with the local council before making a commitment to lease.

Other Costs

A service charge is payable to cover costs such as maintenance and repair of common parts, landscaping and management fees. Additionally, building insurance is also payable.

EPC

C (51)

[VIEW ON WEBSITE](#)

Viewings

Strictly by appointment with sole agents Holloway Iliffe & Mitchell – 023 9237 7800

Contacts



Nick Holtby

023 9237 7800

07508 453056

nick@hi-m.co.uk

Scan for
Park Video



Each party to be responsible for their own legal costs incurred in the transaction. Unless stated, all prices and rents are quoted exclusive of VAT.

For the Lessors or Vendors of this instruction, whose Agents they are, give notice that; These particulars are set out as general guidance only to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Lessees, Purchasers or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Holloway Iliffe & Mitchell has any authority to make any representation or warranty whatsoever in relation to this property. Unless stated, all prices and rents are quoted exclusive of VAT. Generated on 02/03/2021.